

# **Zoning Ordinance Amendment Analysis**

**July 8, 2009**

**ZT-4-2009**

**West Valley City**

**Amending Section 7-6-305(6) which addresses the placement and setbacks of accessory buildings in the R-1 Zones.**

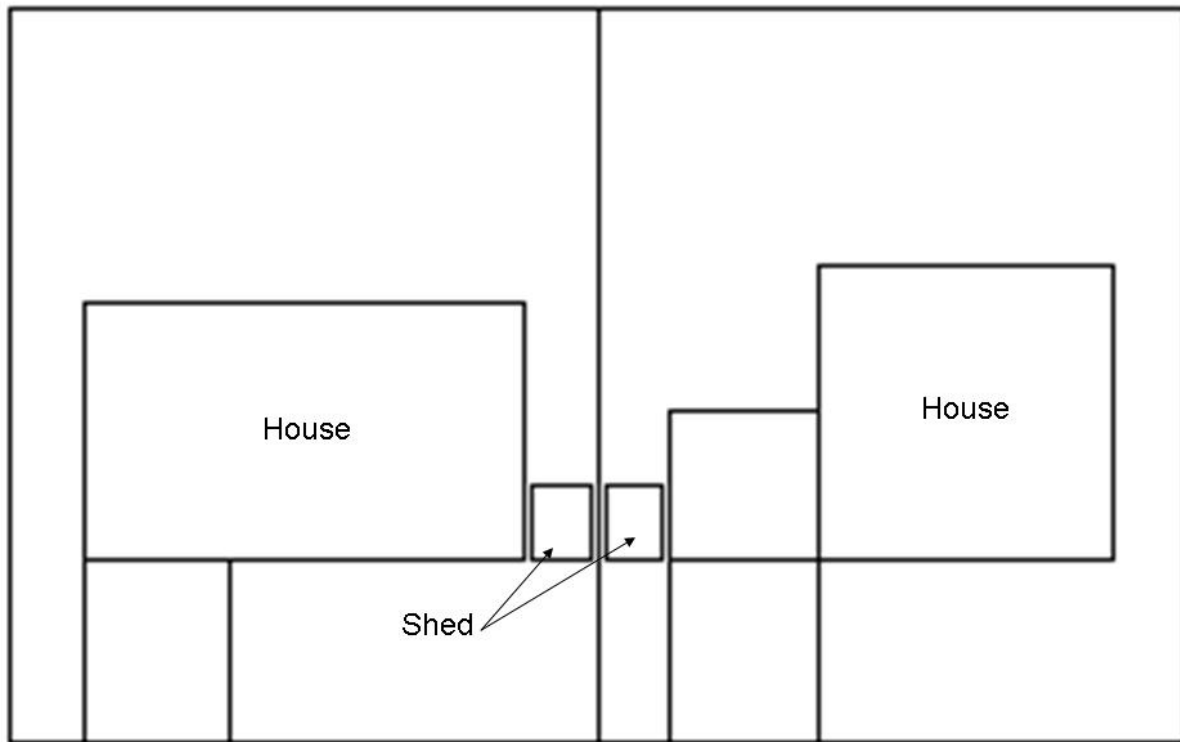
City staff is proposing an amendment to Section 7-6-305(6) of the Zoning Ordinance which regulates the placement and setbacks of accessory buildings in the R-1 Zones. The definition of an accessory building is “a detached building clearly incidental to and located upon the same lot occupied by a primary building and subordinate in height and area to the primary building, but can be at least 14 feet in height.

Toward the end of 2008, the City began proactive code enforcement in certain neighborhoods including building code violations. As a result of these enforcement efforts, many properties were found with accessory buildings (mostly sheds) placed in side yards that did not meet the side yard setbacks. The City Council received several complaints from residents about the setback requirements and the costs associated with having to move sheds. After a review of the issues with staff, the City Council directed staff to prepare an ordinance revision that would allow a shed to be placed on one side of a lot and that would include appropriate limitations on these sheds.

The proposed ordinance, which is attached, would allow a shed in one side yard with requirements for setbacks, limitations on size and height, material requirements, and placement restrictions. Below are a couple of photos of 8' x 10' sheds from shed manufacturers that have 6' doors and would meet the 8' height limitation.



The basic question here is whether or not the minimum side yard setback should be free from any structures. If this ordinance is adopted, the drawing below illustrates what could potentially happen. It is possible that you could have a house, 1', a shed, 2', a shed, 1', and another house.



**Staff Alternatives:**

1. Approval of the ordinance to allow more flexibility for accessory buildings.
2. Continuance, for reasons determined at the public hearing.
3. Denial, the City should continue to enforce the current ordinance.